



OVERLAKE CODE REVISIONS

ZONING DISTRICTS & STANDARDS



TESTING PHASE Nov/Dec 2022

Testing Phase for Code Revisions

Updates to the Redmond Zoning Code and Redmond Municipal Code will be required to implement the updated Comprehensive Plan. Over November and December of 2022, staff will be testing code update concepts with community stakeholders.

Enclosed you will find the proposed concept(s) for the update and the existing code language. Staff will be holding open houses and a virtual workshop to discuss these changes and other code updates proposed (see Redmond Zoning Code Rewrite information at <https://www.letsconnectredmond.com/rzcrewrite>) on the following dates:

- **Open Houses at City Hall** - drop in as time allows
 - November 30, from noon to 1:00 p.m.
 - December 1, from 5:30 to 7:00 p.m.
 - December 7, from 4:30 to 6:00 p.m.
- **Virtual Technical Testing** on TEAMS, December 5, from 2:30 to 4:00 p.m., to work with staff while exploring development scenarios based on draft code. (Register for this hands-on event by emailing Principal Planner Kimberly Dietz at kdietz@redmond.gov.)

The amendments are in draft form; your feedback will help staff ensure the code's accuracy and ease of use. The City Council's action is anticipated during Q3-Q4 2023.

Please provide feedback to the staff contact for this update:

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Code Update Timeline:

- Nov-Dec 2022 Finalize Draft Proposals
 Testing Phase / Review
- Jan-Feb 2023 Finalizing Code Amendments
- Spring 2023 Planning Commission Review
 Public Hearing
- Summer 2023 City Council Review
- **Summer/Fall 2023 Adoption**

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PART ONE: SUMMARY OF PROPOSED CHANGES

Updates to the Overlake Zoning Districts are intended to:

- Consolidate zoning districts
- Implement the vision for Overlake
- Establish appropriate zoning for multifamily properties being added to the Center

Related Resources:

The Planning Commission discussed updates to the Metro Center boundary and zoning districts while reviewing the draft Centers Chapter of the Comprehensive Plan and at the October 12, 2022 meeting.

- [Draft Centers Element](#)
- Planning Commission Issues Matrices - [Centers Issues Matrix](#), [Overlake Issues Matrix](#)
- [Planning Commission Memo](#)
- [Attachment - Purpose Statement and Land Use Draft Revisions](#)
- [Presentation](#)
- [Video](#) (Topic starts at 43:20)

PART TWO: FEEDBACK NEEDED

Metro Center Boundary Expansion

The expansion of the Center boundary is in response to a property owner requests and to simplify zoning. The boundary itself is preliminary and can be adjusted based on community feedback. Two questions remain on the boundary:

- Should we include the Microsoft Red West property into the Metro Center, east of 148th from 51st to 60th?
- Should we include the smaller multifamily and condominium developments north of 40th street, or just the larger Onyx and Eaves apartment parcels?

Consolidation of Zoning Districts

The proposed Overlake Village consolidation will significantly simplify the code, and raises another question: **should we further consolidate the zoning districts to just have one Overlake Metro Center zoning district?** Dimensional, use, and design standards could still be different for different parts of the zone.

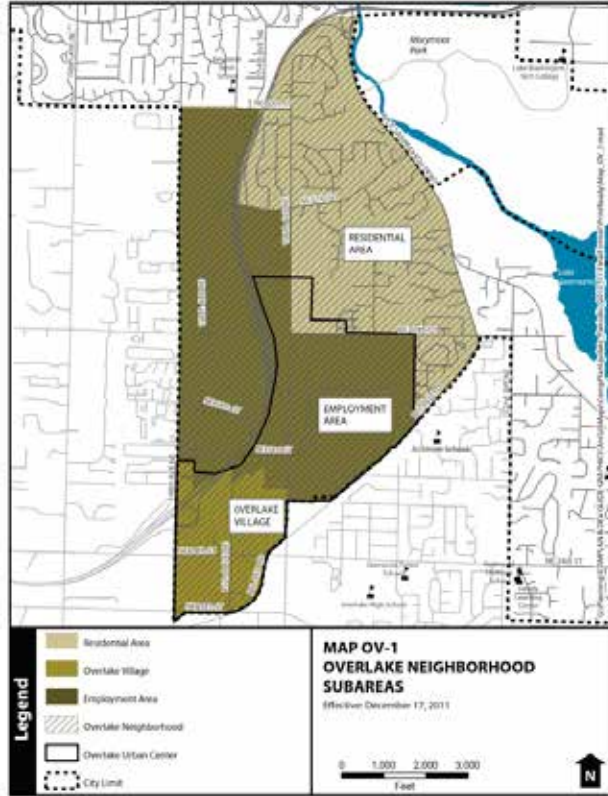
Minimums

Staff is evaluating minimum density requirements to ensure we can meet growth targets. These could take the form of minimum height, density, or floor area ratio standards.

PART THREE: PROPOSED UPDATE

Metro Center Expansion

Existing



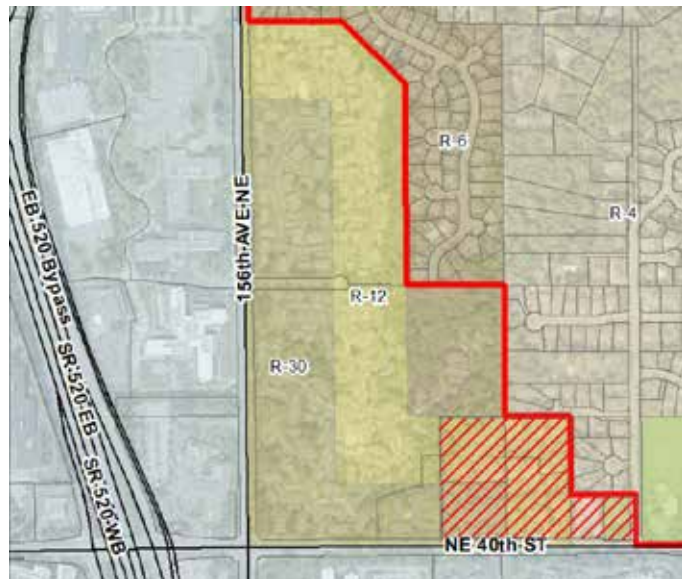
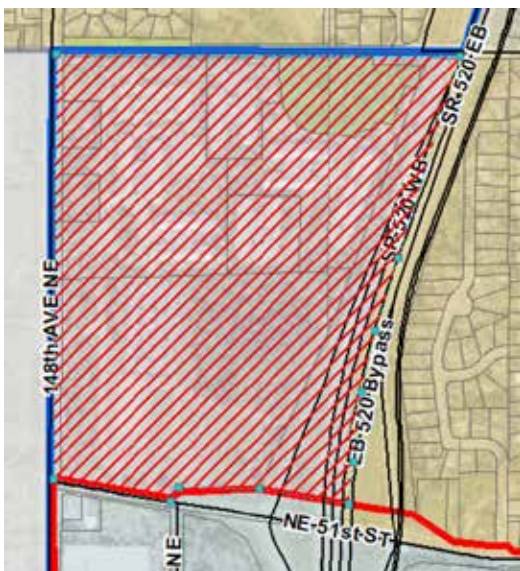
Preliminary Draft



Areas for Further Discussion - To include or exclude from Metro Center?

Microsoft Redwest Property

Condos north of 40th St, east of 156th

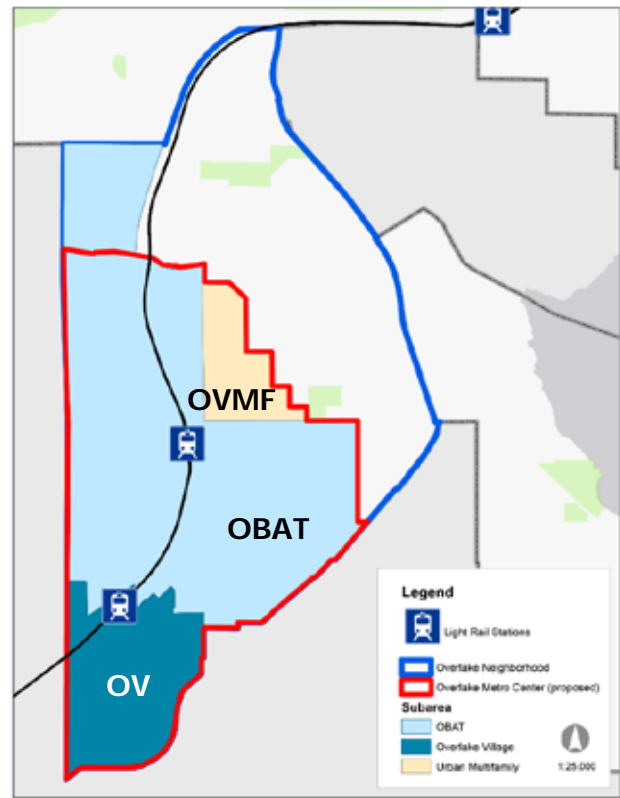


Zoning Map Changes

Existing Zoning:



Proposed Revised Zoning:



PLEASE NOTE: Zoning districts and district boundaries to be finalized after community engagement on boundary of Metro Center and zoning consolidation questions.

Zoning District Purpose Statements

21.12.300 Overlake Zoning Districts

A. The purposes of the Overlake zoning district regulations are to:

1. Implement the vision and policies for the Overlake neighborhood and the Overlake neighborhood, Overlake Metro Center, and Overlake zoning districts as set forth in the Redmond Comprehensive Plan;
2. Allow for densities that accommodate the jobs and housing growth allocations and that maximize transit-oriented development potential;
3. Encourage a broad mix of medium- and high-density uses and amenities in order to achieve a vibrant, engaging metropolitan growth center that is equitable, sustainable, and resilient, and will enliven the area in the evening, and contribute to a sense of place;
4. Promote compact, pedestrian- and bicycle-friendly development forms that:
 - a. Are conducive to and supportive of transit use and provides a variety of mobility options for community members of all ages and abilities;
 - b. Provide for commercial uses and flex spaces on the ground floor along arterials while allowing residential uses on the ground floor of development along local streets;

- c. Provide improved connections for nonmotorized and local vehicular travel;
- 5. Allow additional building height and density and other approved incentives to facilitate:
 - a. Achieving sustainable, equitable transit-oriented development, with higher bonuses available for properties closer to the light rail stations; and
 - b. Provision of public and private infrastructure, green buildings, affordable housing, open space, and other city goals to implement the Redmond Comprehensive Plan;
- 6. Provide affordable housing unit options and accessible and/or universally-designed housing units in the Metro Center for community members with disabilities; and
- 7. Use SEPA planned actions and exemptions to efficiently accomplish environmental review within the Overlake Metro Center.
- 8. Encourage use of environmentally sustainable site design and building features, urban tree canopy management, and enhanced use of landscaping to buffer and/or mitigate urban impacts (heat, noise, etc.) and provide places of refuge and/or rest.

B. Overlake Village (OV) Purpose.

- 1. Promote mixes of medium- and high-density residential and commercial uses with substantial residential development integrated into a pedestrian- and bicycle-friendly urban neighborhood;
- 2. Promote a mix of cultural, entertainment, educational, retail, restaurants, professional offices, services, and uses that meet needs of residents and employees, enliven the area after working hours, and contribute to a sense of place;
- 3. Maximize opportunities for equitable transit-oriented development and transit-supportive uses; and
- 4. Honor and acknowledge the rich multicultural community in Overlake and display this identity through site design, buildings design, and streetscape improvements.

C. Overlake Business and Advanced Technology (OBAT) Purpose.

- 1. Provide a high-wage employment area that accommodates advanced technology, research and development, corporate offices, high technology manufacturing and similar uses to serve City and regional economic goals;
- 2. Provide medium- and high-density employment and housing uses; and
- 3. Encourage walking, bicycling, carpools, vanpools, and transit use;
- 4. Provide convenience commercial and neighborhood services, arts, cultural, and entertainment uses and other transit-supportive uses in the transit-oriented development focus area.

D. Overlake Urban Multifamily (OVMF) Purpose.

- 1. Enhance compatibility between the uses and densities in the Overlake Metro Center and neighboring residential areas;
- 2. Permit medium-density urban multi-family residences in either mixed-use developments or single-use structures with an allowed base density of 45 dwellings per gross acre; and
- 3. Permit a full range of public services and facilities uses that primarily serve the residents of the neighborhood, such as retail (including grocery stores), neighborhood services, educational, childcare, community centers, social services, and other supportive uses in mixed-use residential buildings.

Development Standards Changes

Table ##.##.###.# Overlake Development Standards

Development Standards	Overlake Zoning Districts			Illustrations/Notes
	OV	OBAT	OVMF	
Density				
Maximum HU Density w/o incentives applied	250 du/a	250 du/a	150 du/a	
Lot Sizing and Coverage				
Max. Impervious Surface	100 percent ¹	80 percent		
Minimum Landscaped Area ²	15%	15%	15%	
Side Yard Setback?	?	?	?	
Rear Yard Setback?	?	?	?	
Maximum Development Yield				
Base Residential Floor Area (FAR) ³	4 or 6?	4 or 6?	3.7	
Minimum FAR?	50%	n/a	n/a	
Min Height ⁴	6 stories	6 stories	4 stories	
Base Max Height w/o Incentives Applied (Feet/ Stories) ⁴	14-story mixed use residential; 8-story non-residential	14-story mixed use residential; 8-story non-residential	8 stories	
Ground Floor Ceiling Height (min)	20 ft	20 ft	14 ft ⁵	

NOTES:

1. Other regulations will impact the impervious surface area and may result in less than 100%, including the open space and landscaping requirements, parking, mid-block connections, utility easements, etc.
2. (Is this in the new open space and landscaping section, or do we need it here with a cross-reference?) – Podium and roof top amenities may count towards Minimum Landscaped Area requirements. See xxx.
3. The FAR for nonresidential and residential uses within a given development are individually calculated and may be added to together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for. Base FAR is the maximum allowed without the incentive program.
4. NOTE: Building heights to be converted from stories to feet in next draft. Staff is reviewing [Map 12.7](#) to look at location-based height limits to see if they should be repealed and either keep the same heights in the entire district or replace with adjusted standards. Outcome TBD.
5. In the OVMF zoning district the ground floor minimum ceiling height applies only to buildings with non-residential uses on the first floor. Not applicable to buildings that are 100% residential.

PART FOUR: EXISTING CODE

Purpose Statements

- [RZC 21.12.010 Overlake Village Purpose](#)
- [RZC 21.12.040.A OV Zone 1. Purpose](#)
- [RZC 21.12.050.A OV Zone 2. Purpose](#)
- [RZC 21.12.060.A OV Zone 3. Purpose](#)
- [RZC 21.12.070.A OV Zone 4. Purpose](#)
- [RZC 21.12.080.A OV Zone 5. Purpose](#)
- [RZC 21.12.180 OBAT Purpose](#)

Subarea Map (Proposed to be repealed in favor of using Metro Center boundary)

- [RZC 21.12.030 OV Subarea Map](#)

Development Standards

Overlake Village

- OV-1: [RZC 21.12.040.D., Allowed Uses and Basic Development Standards](#)
- OV-2: [RZC 21.12.050.D., Allowed Uses and Basic Development Standards](#)
- OV-3: [RZC 21.12.060.D., Allowed Uses and Basic Development Standards](#)
- OV-4: [RZC 21.12.070.D., Allowed Uses and Basic Development Standards](#)
- OV-5: [RZC 21.12.080.D., Allowed Uses and Basic Development Standards](#)
- OV: [RZC 21.12.090 OV Floor Area](#) (Proposing no longer using FAR by use, only total)
- OV: [RZC 21.12.100, OV Building Height](#)

Overlake Business and Advanced Technology (OBAT)

- [RZC 21.12.190, OBAT Maximum Development Yield](#)
- [RZC 21.12.200, OBAT Regulations Common to All Uses](#)
- [RZC 21.12.210.B., Allowed Uses and Basic Development Standards](#)
- [RZC 21.12.210.C., Building Height](#)
- [RZC 21.12.220, OBAT Capacity Phasing](#) (Proposed to be repealed - out of date)

PLEASE NOTE: Parking, Open Space, and Landscaping requirements are being consolidated through the Redmond Zoning Code Rewrite and other Redmond 2050 code update processes and will no longer be zone-specific. Staff will be adding cross-references to the new sections.